



DON'T GAMBLE WITH YOUR HOME.
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8590 69 Avenue
 Grande Prairie, Alberta

MLS # A2189424



\$479,900

Division:	Signature Falls		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,533 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: na

Welcome to this stunning, modified bi-level home in the highly sought-after community of Signature Falls! With 4 bedrooms and 3 bathrooms, this beautifully designed property offers a spacious open floor plan and soaring ceilings in the living and kitchen areas—perfect for entertaining. The cozy living room features a charming fireplace, creating a warm and inviting ambiance. The master suite is a true retreat, boasting a luxurious jetted tub, dual sinks, and a generous layout for ultimate comfort. For added convenience, the basement includes another full bathroom with a jetted tub—an ideal spot to unwind after a long day. The kitchen is equipped with a modern, updated appliance package, while ceiling fans throughout the home ensure comfort during the summer months. At the front of the house, a bright and airy office space with south-facing windows offers the perfect environment for work or study. The fully finished basement also houses the laundry area, while the heated garage is a dream for any car enthusiast. Featuring epoxy flooring and custom cabinetry, the garage provides ample storage and workspace, along with RV parking alongside it for additional convenience. Nestled in the serene Signature Falls community, you'll enjoy picturesque greenery, ponds, and walking trails right at your doorstep. Located on the eastern edge of town, this peaceful oasis offers easy access to the county while remaining connected via a city bus route with a stop conveniently located across the street. Don't miss the chance to call this exceptional home your own—schedule your viewing today!